

# VINCENT N. SCHEIDT

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## SUMMARY BIOLOGY REPORT

### Biological Resources, Project Impacts, and Mitigation

### The Greens Storage Valley Center Expansion Project

APN 188-250-41 & 188-250-15

Valley Center

PDS2020-STP-03-026W1

Project Proponent: Greens Global, Inc.

910 S. El Camino Real, Ste 100

San Clemente, CA 92627-4279

Final January 2021

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## Summary

The Greens Storage Expansion Project (PDS2020-STP-03-026W1) consists of an application to modify an existing site plan (S03-026) in order to construct a new, 36,724 square-foot self-storage facility on an approximately 1.78-acre vacant property (APN 188-250-15). The new facility site adjoins S03-026 (which was developed on APN 188-250-41) in the community of Valley Center in unincorporated County of San Diego. The modified site plan would involve the entirety of both APN 188-250-41 and APN 188-250-15. The total acreage of both parcels is 5.74 acres. This includes the existing storage facility and the adjoining, unoccupied property to the north. Approval and construction of the Greens Storage Expansion Project could result in the entirety of the northern parcel being impacted by development. Habitats presently found in association with the project site include Disturbed Habitat and Urban/Developed Habitat. No biological mitigation for impacts to either habitat type will be necessary. The only recommended mitigation measure consists of an avian nesting survey and/or seasonal restrictions on tree felling, brush removal, and noise-generating activities to provide project compliance with the federal Migratory Bird Treaty Act and the California Fish and Game Code.

## Introduction, Project Description, Location, and Setting

The Greens Storage Valley Center Expansion project ("Project") is an application to modify S03-026 to allow for the construction of a new self-storage building on APN 188-250-15 totaling 36,724-square feet. This will expand the existing a storage complex to the north by 1.78 acres. An SDGE easement for transmission lines crosses the project site. The zoning for the site is M52 (Limited Industrial). Primary access to the property would be provided off Lizard Rocks Road to the north. From a regional context perspective, the Project site (APN 188-250-15) is located in the Valley Center Community Planning Area of unincorporated San Diego County, California, immediately east of Lizard Rocks Road, which takes access from Valley Center Road to the north (see Figures 1 and 2). The entire Project site is considered Disturbed Habitat and Urban/Developed Habitat. Prior to the biology survey, several non-native trees were cleared and structures in preparation for demolition. Offsite habitats which adjoin the project site include similar habitat-types, and no offsite improvements are anticipated. The project is located within the County's draft North County Multiple Species Conservation Program (MSCP) in land designated as Outside the Pre-Approved Mitigation Area (PAMA).

Vince Scheidt, Certified Biological Consultant, and Brandon Myers, Associate Biologist, completed a biological field study of the Project site on November 1, 2019 between the hours of approximately 9:30am and 12:15pm. Weather conditions during the field survey were characterized by clear skies, temperatures in the low 80's, and no wind. The purpose of this survey was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figures 3 and 4), and potential project-impacts and mitigation as necessary (Table 2). The Project site, plus a 100-foot zone surrounding the project site constitute the "study area" as defined in this report.

## Habitats/Vegetation Communities

The Project site currently supports an unoccupied single-family residence with detached garage, storage areas, and associated infrastructure. The facility to the south is completely developed. The onsite and adjoining offsite habitats (Figure 3 and 4) include the following:

### Urban/Developed Habitat (Holland Code 12000) – 4.7 acre onsite

The majority of the Project site supports Urban/Developed Habitat consisting unoccupied residential buildings to the north and an existing, operating self-storage facility to the south. On the north, a number of non-native trees were recently removed, including Brazilian and Peruvian Peppertree (*Schinus terebinthifolia*, *S. molle*), Eucalyptus (*Eucalyptus* sp.), Pine Trees (*Pinus* sp.), and others. These were of little to no biological significance. Urban/Developed Habitat is not considered a sensitive habitat-type in San Diego County as defined by the County's Biology Guidelines. The Urban/Developed Habitat onsite has no biological resource value.

### Disturbed Habitat (Holland Code 11300) – 1.0 acre onsite

Most of the northern parcel supports Disturbed Habitat. This consists of bare dirt. In places, the Disturbed Habitat supports a sparse cover (<10%) of weedy species such as Horseweed (*Erigeron canadensis*), Turkey Mullein (*Croton setiger*), Shortpod Mustard (*Hirschfeldia incana*), and other non-native forbs. These species are indicators of surface disturbance and soil compaction. Disturbed Habitat is not considered a sensitive habitat-type in San Diego County as defined by the County's Biology Guidelines. The Disturbed Habitat onsite has no biological resource value.

## Flora and Fauna

Forty-three species of vascular plants and nine species of animals were detected during the field survey of the property. These are listed in Table 1. This list represents a characteristic flora and fauna associated with this part of San Diego County in disturbed habitats.

## Special Status Species

No special status or "sensitive" species were detected on the Project site during the field survey. Various wide-ranging or cryptic sensitive animal species could utilize the property, on at least an occasional basis. However, no critical populations or highly sensitive species would be anticipated given the nature and configuration of the onsite habitat. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

## Jurisdictional Wetlands and Waterways

No Jurisdictional Wetlands or Waterways are found on the Project site. An erosion control drainage feature runs along the western portion of the expansion parcel. This appears to be designed to catch surface sheet flow from the hardscape on Lizard Rocks Road; it is entirely man-made and does not qualify as a jurisdictional state or federal wetlands and also does not qualify as a jurisdictional state or federal "waters". It lacks any hydrophytes, hydric soils, a "bed and bank" or an ordinary high water mark. These are features used to define a wetlands or "waters". It also does not qualify as a County Resource Protection Ordinance (RPO) wetland for the same reasons. Concrete brow ditches are found surrounding the existing storage facility on the southern parcel (APN 188-250-41).

## **Other Unique Features/Resources**

The Project site does not support any unique land features or other uniquely significant biological resource. The overall disturbed and generally non-native nature of this small site would preclude unique features or resources that would enhance its regional biological significance. Based on the very disturbed nature of the property, it is extremely unlikely that it would support any migratory bird and raptor nesting sites and unlikely to provide significant foraging areas. It also does not support any wildlife corridor or linkage functions - there are no corridors/linkages on or otherwise associated with the project site.

## **Significance of Project Impacts and Proposed Mitigation**

The Project is subject to review under the California Environmental Quality Act (CEQA). This means that the County requires that project-related impacts to native habitat and species be “less than significant”, as defined by CEQA. This usually requires the adoption of mitigation measures intended to reduce “significant” impacts to a level that is “less than significant”. Project-related impacts, as we have identified them, are presented in Table 2.

## **Direct, Indirect, and Cumulative Impacts**

### **Direct Impacts**

Development of the Project site, as currently proposed, could result in the following direct impacts to the expansion parcel (APN188-250-15):

- The conversion of approximately 1.0 acres of Disturbed Habitat creating a total of 5.7 acres of Urban/Developed Habitat as a part of modified S03-026.

This analysis assumes impacts to one hundred percent of the Project site within the development/construction area (Figure 4). Offsite fire clearing is not included in these calculations because none is anticipated.

### **Indirect Impacts**

Indirect impacts associated with development on Project site, as currently proposed, are expected to be minimal. This is because the proposed development will not introduce any new “edge effects” to the vicinity, as the site is already disturbed, and the development of larger structures and related infrastructure, etc. is consistent with adjoining, similarly developed areas.

### **Cumulative Impacts**

Cumulative impacts refer to the combined environmental effects of the proposed Project and other past, present, and probable future projects. In some cases, the impact from a single project may not be significant, but when combined with other projects, the cumulative impact may be significant.

The Project will contribute to the cumulative loss of 1.78 acres of Disturbed Habitat and Urban/Developed Habitat. Project-related construction, grading, clearing, or other activities will permanently remove all disturbed and old developed habitat on the project site. That is, the Project will directly impact 1.78 acres of this habitat,

converting it to full new development. These habitat-types are not considered a sensitive. Therefore, the relatively minor impacts to these habitat-types (from a regional perspective) are not “cumulatively considerable” when viewed in connection with the substantial acreages of disturbed and old developed lands remaining in the San Diego County region. Approval of the Project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Below is a list of past, present, and future projects and the significance of the cumulative impacts analyzed. This was compiled by County staff by determining a suitable study area around the proposed project and locating projects within that study area. More details about these projects can be found by using these links:

Accela Citizen Access: <https://publicservices.sandiegocounty.gov/CitizenAccess/Default.aspx>

PDS Document Library: <https://www.sandiegocounty.gov/content/sdc/pds/doclibrary.html>

#### Projects within 1 mile

#### County Records of Habitat or Species Impacts:

PDS2011-3301-00-039-02	MUP minor deviation, no habitat impacts
PDS2003-3910-0308034	Withdrawn application, no habitat impacts
PDS2019-LDGRMJ-30212	Grading Permit, 1.4 ac of DH impacted
PDS2009-3801-09-003	PAA approval, no habitat impacts
PDS2016-LDGRMN-20089	Residential Project, 1.1 ac of DH impacted
PDS2014-MUP-14-029	MUP for cemetery expansion, no habitat impacts
PDS2009-3901-0908006	Withdrawn application, no habitat impacts
PDS2013-STP-13-029	Site Plan Application, no habitat impacts
PDS2003-3200-20707	TPM, 0.05 ac of DH impacted
PDS2002-3910-8902039C	EIR, no DH impacts
PDS2002-3940-02-010	VAC, 0.4 ac of DH impacted
PDS2020-LDGRMJ-30256	Major Grading Permit, 0.8 ac if DDH impacted
PDS2018-STP-03-021W1M1	Site Plan Minor Deviation, no habitat impacts
PDS2012-3500-12-005	Site Plan Application, no habitat impacts
PDS2012-3800-12-005	EIR compliance review, no habitat impacts
PDS2004-3910-0408011	EIR, 73.9 ac of DH impacted
PDS2005-3710-05-0028	NOE-BA, no habitat impacts
PDS2016-MUP-07-014M1	Site Plan Minor Deviation, no habitat impacts
PDS2019-MUP-19-005	MUP for wireless telecom facility, no habitat impacts

Most of these projects are ministerial, not involving any native vegetation. Only six contribute to the loss of DH the region. The contribution of 1.78 additional acres of DDH will not be “cumulatively considerable”, and no mitigation for cumulative impacts to these habitat-types is required.

### **Proposed Mitigation**

In order to reduce all project impacts (see Table 2) to “less than significant”, the following mitigation measures (design features) are recommended:

1. No specific mitigation for impacts to Disturbed Habitat or Urban/Developed Habitat is required. Impacts to these habitat-types are considered “less than significant” as defined by CEQA and the County's biology guidelines.
2. Site brushing, grading, and/or the removal of any vegetation within 300 feet of any potential migratory songbird nesting location and 500 feet of raptor nesting habitat should not take place during the songbird and raptor breeding season, defined as from 1 February to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevent the “take” of eggs, nests, feathers, or other parts of most native bird species. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should the applicant propose to conduct brushing, tree felling, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 500 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning & Development Services for concurrence with the conclusions and recommendations. It is also recommended that the survey report be provided to the Wildlife Agencies to ensure compliance with the above state and federal statutes.

No other biological mitigation associated with the Project is recommended at this time.

## **Bibliography/References**

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- California Native Plant Society (CNPS). 2012. Inventory of Rare and Endangered Plants (online edition, v8-01a). California Native Plant Society. Sacramento, CA.
- Hickman, J. C. (Ed.). 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley, 1400 pp.
- Holland, R.F. 1986 (as amended; 1996). Preliminary descriptions of the terrestrial natural communities of California. California Nongame-Heritage Program. 156p.
- Jones, J. K., et al. 1992. Revised checklist of North American mammals north of Mexico. Occas. Papers Mus., Texas Tech University, 146:1-23.
- Stebbins, R. 2003. Western Reptiles and Amphibians. Peterson Field Guide Series, Houghton-Mifflin.
- United States Fish and Wildlife Service. 2011. Endangered and Threatened Wildlife and Plants; Review of Native Species That Are Candidates for Listing as Endangered or Threatened; Annual Notice of Findings on Resubmitted Petitions; Annual Description of Progress on Listing Actions. Federal Register 50 CFR 17.

## Preparer and Persons/Organizations Contacted



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Certified Biological Consultant

## Attachments

Figure 1. Regional Location - U.S.G.S. 7.5" Topographic Quadrangle

Figure 2. Recent (2018) Aerial Photo

Figure 3. Biological Resources on Recent Aerial Photo

Figure 4. Biological Resources on Project Site Plan

Table 1. Flora and Fauna Detected

Table 2. Habitat Impact/Mitigation Analysis

Table 3. Sensitive Species Known from the Vicinity



**Figure 1. Regional Location - The Greens Storage Expansion Project, Valley Center  
Portion of U.S.G.S "Valley Center, California" 7.5' Quadrangle**

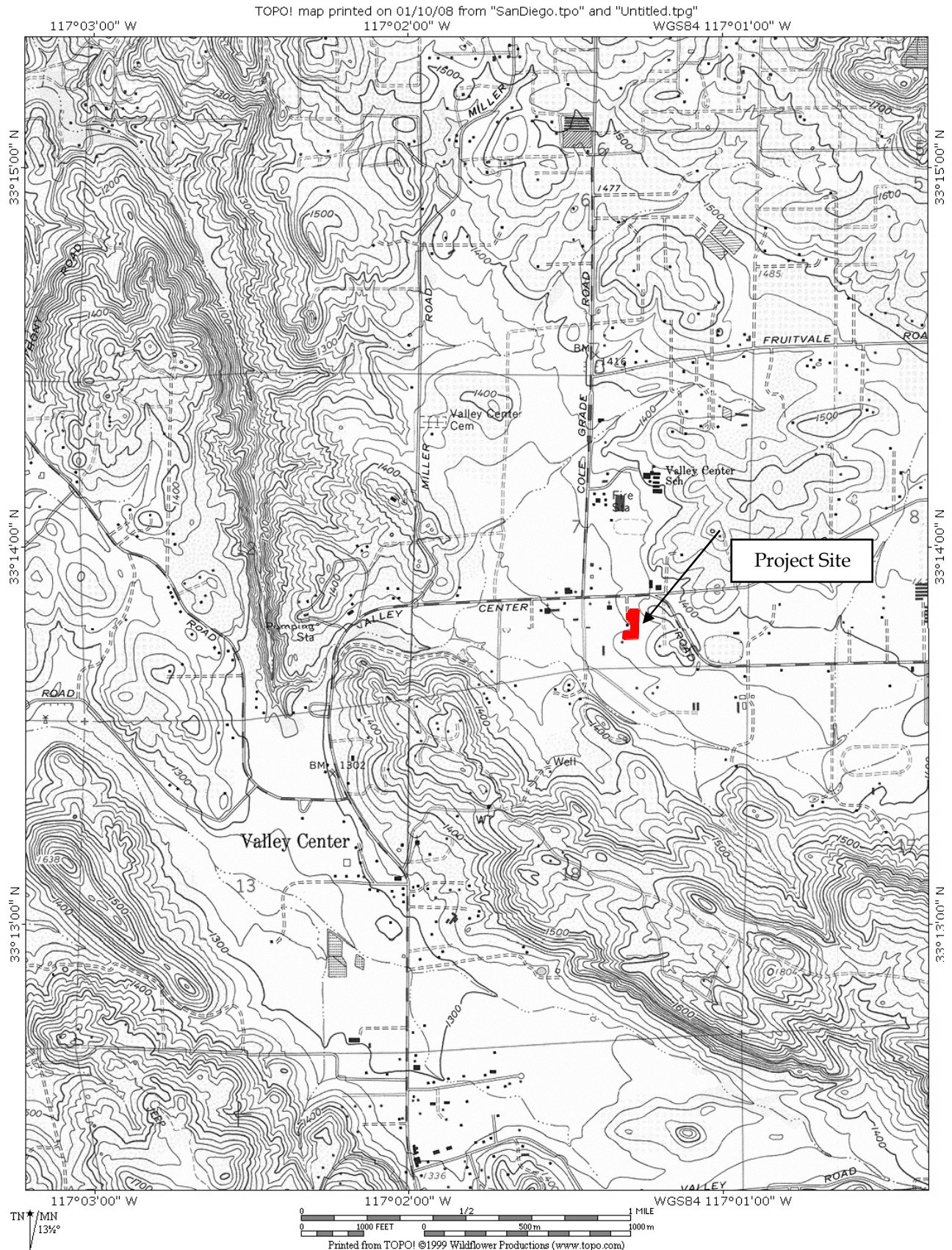


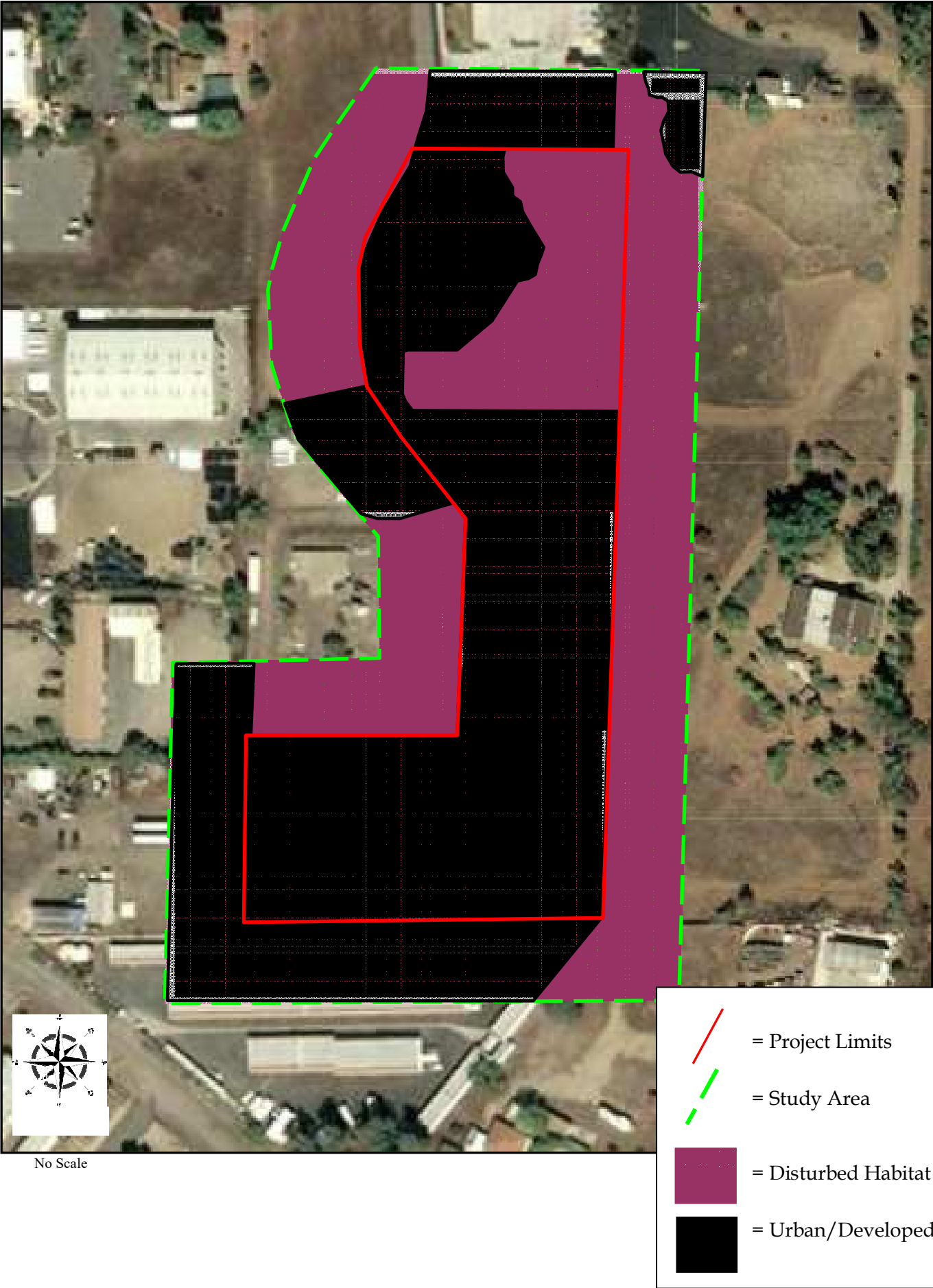


Figure 2. Recent Aerial Photo - The Greens Storage Expansion Project, Valley Center

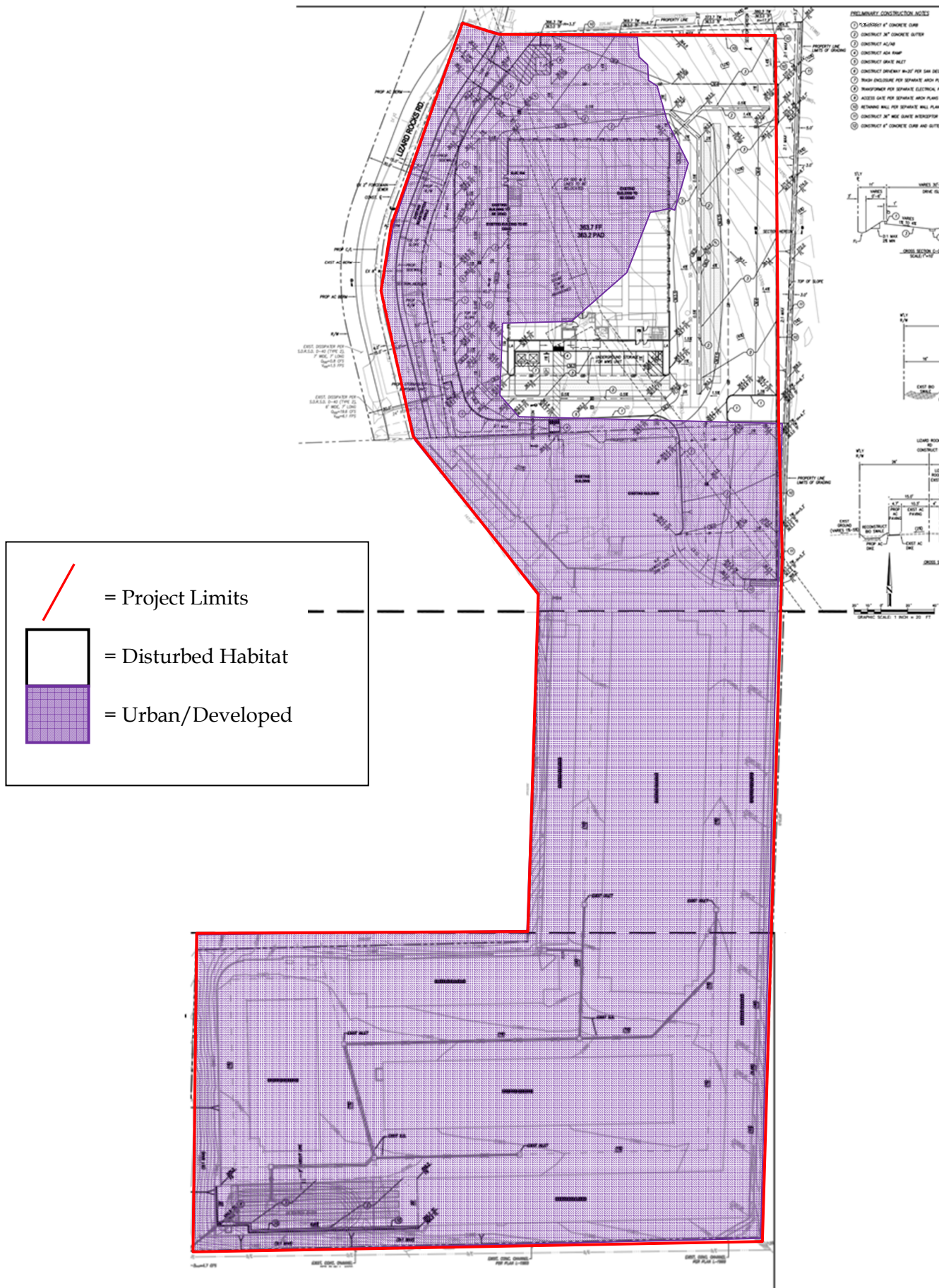


No Scale

Figure 3. Biological Resources on Recent Aerial Photo - The Greens Storage Expansion Project, Valley Center



**Figure 4. Biological Resources on Project Site Plan - The Greens Storage Expansion Project, Valley Center**



**Table 1. Flora and Fauna Detected – The Greens Storage Expansion Project, Valley Center**

<u>ScientificName</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Acmispon glaber</i>	Deerweed
<i>Amaranthus albus</i> *	Prostrate Pigweed
<i>Avena fatua</i> *	Wild Oat
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus rubens</i> *	Red Brome
<i>Camissonia bistorta</i>	Twisted Suncup
<i>Carduus tenuiflorus</i> *	Slender Thistle
<i>Centaurea melitensis</i> *	Maltese Star-Thistle
<i>Chenopodium album</i> *	Common Lamb's-Quarters
<i>Cistus creticus</i> *	Hairy Rock-Rose
<i>Croton setiger</i>	Turkey Mullein
<i>Cryptantha intermedia</i>	Clearwater Cryptantha
<i>Erigeron bonariensis</i> *	Flax-leaved Horseweed
<i>Erigeron canadensis</i> *	Horseweed
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eucalyptus</i> sp. *	Eucalyptus
<i>Euphorbia maculata</i> *	Spotted Spurge
<i>Galium parisiense</i> *	Wall Bedstraw
<i>Helminthotheca echioides</i> *	Bristly Oxtongue
<i>Heterotheca grandiflora</i>	Telegraphweed
<i>Hirschfeldia incana</i> *	Shortpod Mustard
<i>Juncus dubius</i>	Mariposa Rush
<i>Lactuca serriola</i> *	Prickly Lettuce
<i>Leptochloa fusca</i> *	Sprangletop
<i>Logfia gallica</i> *	Narrowleaf Cottonrose
<i>Lysimachia arvensis</i> *	Scarlet Pimpernel
<i>Malva parviflora</i> *	Cheeseweed Mallow
<i>Marrubium vulgare</i> *	White Horehound
<i>Nicotiana glauca</i> *	Tree Tobacco
<i>Pinus</i> sp. *	Pine
<i>Portulaca oleracea</i> *	Common Purslane
<i>Pseudognaphalium beneolens</i>	Fragrant Everlasting
<i>Pseudognaphalium californicum</i>	California Cudweed
<i>Rumex crispus</i> *	Curly Dock
<i>Salsola australis</i> *	Southern Russian Thistle
<i>Salvia rosmarinus</i> *	Rosemary
<i>Sambucus cerulea</i>	Blue Elder
<i>Schinus molle</i> *	Peruvian Peppertree
<i>Schinus terebinthifolia</i> *	Brazilian Peppertree
<i>Silene coniflora</i> *	Multinerved Catchfly
<i>Solanum nigrum</i>	Black Nightshade
<i>Sonchus asper</i> *	Prickly Sowthistle
<i>Sonchus oleraceus</i> *	Common Sow-Thistle

**Table 1. Flora and Fauna Detected – The Greens Storage Expansion Project, Valley Center**

<u>ScientificName</u>	<u>Common Name</u>
<u>Birds</u>	
<i>Psaltiriparus minimus</i>	Bushtit
<i>Troglodytesaedon</i>	House Wren
<i>Zenaidamacroura</i>	Mourning Dove
<u>Mammals</u>	
<i>Canis latrans</i>	Coyote
<i>Peromyscus maniculatus</i>	Deer Mouse
<i>Rattus sp. *</i>	Rat
<i>Sylvilagus sp.</i>	Rabbit
<i>Thomomysbottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Uta stansburiana elegans</i>	Western Side-blotched Lizard

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\* - non-native taxon

**Table 2. Habitat Impact/Mitigation Analysis - The Greens Storage Expansion Project, Valley Center**

<u>Biological Resource</u>	Total Onsite Acres <sup>1</sup>	<u>Acres Impacted</u>	<u>Mitigation Ratio</u>	<u>Mitigation Required</u>
Disturbed Habitat	1.0 acre	1.0 acre	0:1	none
Urban/Developed	4.7 acres	4.7 acres <sup>2</sup>	0:1	none
<b>Totals</b>	<b>5.7 acres</b>	<b>5.7 acres</b>	<b>--</b>	<b>none</b>

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<sup>1</sup> For analysis purposes, onsite acreages rounded to the 1/10 of an acre, per County requirements.

<sup>2</sup> On the northern parcel, 0.78 acre of Urban/Developed will be improved without habitat conversion



**Table 3. Sensitive Species Known from the Vicinity - The Greens Storage Expansion Project, Valley Center**

Latin Name	Common Name	Federally Endangered	Federally Threatened	State Threatened	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chapparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	Probability of Occurrence	Factual Basis for Determination
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea					A			X	X	X	X								X					L	1a
<i>Harpagonella palmeri</i>	Palmer's grappling hook					D	X		X			X													L	1a
<i>Accipiter cooperi</i>	Cooper's hawk						X	X	X	X	X	X	X	X							X				L	1a
<i>Accipiter striatus</i>	Sharp-shinned hawk						X	X		X	X	X	X	X											L	1a
<i>Agelaius tricolor</i>	Tricolored blackbird								X	X						X								X	L	1a
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow						X					X													L	1a
<i>Ammodramus savannarum</i>	Grasshopper sparrow								X																L	1a
<i>Amphispiza belli belli</i>	Bell's sage sparrow						X	X				X													L	1a
<i>Anniella pulchra pulchra</i>	Silvery legless lizard						X		X	X												X			L	1a
<i>Antrozous pallidus</i>	Pallid bat						X	X	X	X	X	X	X	X	X		X	X			X				L	1a
<i>Aquila chrysaetos</i>	Golden eagle				X		X	X	X		X	X	X	X	X										L	1a
<i>Cathartes aura</i>	Turkey vulture						X	X	X	X	X	X	X	X											L	1a
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse						X	X	X		X	X	X												L	1a
<i>Chaetodipus fallax fallax</i>	NW San Diego pocket mouse						X	X	X			X					X	X							L	1a
<i>Charina trivirgata roseofusca</i>	Coastal rosy boa						X	X			X	X													L	1a
<i>Circus cyaneus hudsonius</i>	Northern harrier						X		X							X			X				X		L	1a
<i>Clemmys marmorata pallida</i>	Southwestern pond turtle				X					X						X							X		L	1a
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail						X	X	X	X		X													L	1a
<i>Coleonyx variegatus abbottii</i>	San Diego banded gecko						X		X			X													L	1a
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat							X	X	X	X	X	X	X	X		X	X			X				L	1a
<i>Crotalus ruber ruber</i>	N. red diamond rattlesnake						X	X				X			X		X								L	1a
<i>Danaus plexippus</i>	Monarch butterfly							X	X		X										X				L	1a
<i>Diadophis punctatus similis</i>	San Diego ringneck snake						X	X		X	X	X	X	X											L	1a
<i>Dipodomys stephensi</i>	Stephen's kangaroo rat	X		X			X		X																L	1a
<i>Elanus caeruleus</i>	Black-shouldered kite								X	X															L	1a
<i>Eremophila alpestris actis</i>	Horned lark								X												X				L	1a
<i>Eumops perotis californicus</i>	Greater western mastiff bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		L	1a
<i>Felis concolor</i>	Mountain lion						X	X		X	X	X	X	X	X		X	X			X				L	1a
<i>Lanius ludovicianus</i>	Loggerhead shrike						X		X	X	X						X	X							L	1a
<i>Larus californicus</i>	California gull (Non-breeding)								X							X			X		X	X	X		L	1a
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit						X	X	X		X	X	X	X											L	1a

Latin Name	Common Name	Federally Endangered	Federally Threatened	State Threatened	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	Probability of Occurrence	Factual Basis for Determination
<i>Myotis yumanensis</i>	Yuma myotis						X	X	X	X	X	X	X	X	X	X			X	X	X		X		L	1a
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat						X	X		X	X	X													L	1a
<i>Nyctinomops macrotis</i>	Big free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		L	1a
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		L	1a
<i>Odocoileus hemionus</i>	Southern mule deer						X	X	X	X	X	X	X	X	X		X	X			X				L	1a
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse						X	X	X			X													L	1a
<i>Perognathus longimembris brevinasus</i>	Los Angeles little pocket mouse						X	X	X			X										X			L	1a
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard						X	X	X			X													L	1a
<i>Polioptila californica californica</i>	California gnatcatcher		X				X																		L	1a
<i>Salvadora hexalepis virgultea</i>	Coast patch-nosed snake						X	X				X			X										L	1a
<i>Sauromalus obesus</i>	Chuckwalla																X								L	1a
<i>Scaphiopus hammondi</i>	Western spadefoot toad						X	X	X	X	X	X				X				X					L	1a
<i>Taxidea taxus</i>	American badger						X	X	X		X	X	X		X		X	X			X				L	1a

**Probability of Occurrence Codes:**

**L** - Low Probability; rare species in area; **M** - Moderate Probability; **H** - High Probability; **O** - Observed; see text for discussion.

**Factual Basis for Determination:**

**1a** - no significant habitat (animal or plant)

**1b** - distinctive perennial that would not have been missed if present onsite (plant)

**1c** - obvious species that would have been seen or otherwise detected if present (animal)

**2a** - can be expected to occur onsite on at least an occasional basis, based on habitat quality (animal)

**2b** - could occur onsite, but very rare, and/or poorly known (plant)

**3a** - nearly certain to occur onsite on a regular basis, but cryptic, seasonal, or otherwise difficult to detect (animal)

**3b** - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

## Attachment A. Site Photos



Photo 1. Overview of the northern expansion parcel (APN 188-250-15) from the northeastern corner. Note the lack of vegetation on the site.



Photo 2. Overview of the northern expansion parcel from the southwest corner. Most of the site consists of bare dirt and ruderal, weedy species.





Photo 3. Existing, fully developed storage facility showing Urban/Developed habitat. Note complete absence of vegetation



Photo 4. Stormwater detention/desilt basin in the southwest corner of the developed storage facility site. This basin catches and processes hardscape runoff.